

**MINUTES  
COLUMBUS PLAN COMMISSION MEETING  
APRIL 2, 2008 AT 4:00 P.M.  
MEETING HALL, CITY HALL  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Dave Fisher (President), John Hatter, Brian Haza, Steve Ruble, Ann DeVore, Dennis Crider, Rachel Quisenberry, Tom Wetherald, Tom King, and Tom Finke (County Liaison).

**Members Absent:** Dave Bonnell and Roger Lang.

**Staff Present:** Jeff Bergman, Heather Pope, Sondra Bohn, Emilie Pannell, Rae-Leigh Stark, Laura Thayer, Thom Weintraut and Alan Whitted (Deputy City Attorney).

**CONSENT AGENDA**

Minutes of the March 5, 2008 meeting.

Motion: Mr. Haza made a motion to approve the minutes. Ms. DeVore seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**SU-08-04: Faith Ministries** – a request by Faith Ministries for a major modification to the special use site plan to allow construction of a new church building. The property is located at 5103 State Road 46 West in Columbus Township.

Ms. Thayer presented the background information on this request.

Mr. Ted Darnall with Crowder & Darnell and Jarvis Cooper, Senior Pastor for Faith Ministries represented the petitioners.

Mr. Darnall stated the original petition is in line with what the petitioner stated would be the future phase of this project. He stated the goal in the beginning was to have the church on the property. Mr. Darnall stated that this is the next step of their development of this site. He stated they would provide a back out area at the south end of the proposed parking lot. He said the exterior lighting information is available at this time and they will submit specification sheets on the lighting fixtures.

Mr. Darnall stated the property is adequately buffered from the adjoining property by existing trees on each side. He stated the concept that the church is proposing is low impact and user friendly. He stated that they would ask for approval of the request.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval subject to the conditions in the staff report.

Motion: Mr. King made a motion to approve this request contingent upon the approval of a connection to the Columbus Sewer Utility, approval of the drainage plan by the City Engineer and subject to the following conditions: (1) The proposed parking area must provide a back out area at the area at the south end, and (2) Exterior lighting information shall be provided, with all lighting being directional and/or registering at 0.1 foot-candles at the property line. Mr. Wetherald seconded the motion and it carried with a vote of 7-0.

Ms. Quisenberry arrived at the meeting at this time.

**ANX-08-02: Skaggs Builders** – a request by Skaggs Builders to annex to the City of Columbus a property of 3.16 acres located at 5860 U.S. Highway 31 in German Township.

Mr. Skaggs asked that the request be withdrawn without prejudice.

Motion: Ms. DeVore made a motion to approve this request. Mr. Haza seconded the motion and it carried with a vote of 8-0.

#### **NEW BUSINESS REQUIRING COMMISSION ACTION**

Mr. Crider arrived at the meeting at this time.

**PP-08-02: Replat of Woodside Northwest Major Subdivision** – A request by Indusites, Inc. to create 1 new lot for a total of 8 lots totaling 134.84 acres. The property is located on the east side of County Road 300 West, ±1,200 feet north of State Road 58 in the City of Columbus.

Mr. Weintraut presented the staff information on this request.

Mr. Eric Meeks with E.R.Gray & Associates represented the petitioner.

Mr. Meeks stated he would ask for a favorable recommendation.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend approval and grant the two modifications that are requested, and changing the phasing plan regarding the landscaping.

Motion: Mr. Haza made a motion to approve this request and to include the following

modifications: (1) Relief from requirements that sidewalks be constructed along County Road 300 West, the extension of International Drive, and the street identified as "A" Drive; and (2) Relief from the requirement that blocks be no greater than 1500 feet in length. Ms. Quisenberry seconded the motion and it carried with a vote of 9-0.

**RZ-08-05: Coronado Development Corporation Rezoning** – a request by Coronado Development Corporation to rezone a property of 10.5 acres from AG (Agriculture) to R-3 (Single Family Residential). The proposed zoning would transition to RS3 (Single Family Residential) through the adoption of the proposed Columbus and Bartholomew County Zoning Ordinance. The property is located on the southwest corner of Terrace Lake Road and Mt. Pleasant Court (1450 Terrace Lake Road) in the City of Columbus.

Ms. Stark presented the staff information on this request.

Mr. Ted Darnall with Crowder & Darnall and Martin Short with Coronado Development represented the petitioner.

Mr. Darnall stated that they have met with the City Engineer's office and there is a rough plan developed for a lot layout for the site. He stated that the Terrace Lake Road property is platted with a no access limitation along the road. Mr. Darnall stated the property is currently divided north and south in a manner by Possum Creek. He stated that the majority of the lots would be accessed off Carr Hill Road. He stated there was suitable access to the site for the number of lots that is proposed.

Mr. Darnall stated that the R-3 zoning is suitable and compatible with the surrounding properties. He stated they would ask for a favorable recommendation.

Ms. Quisenberry asked how they were going to address the comments by the Parks Department that would include adequate sidewalks and a connector to allow easy and safe access to the park and trails throughout Tipton Lakes.

Mr. Darnall stated that within the interior of the subdivision sidewalks would be required by the Subdivision Control Ordinance and along the Carr Hill Road frontage of the subdivision. He stated they had not given any thought to any other sidewalks.

Mr. Fisher opened the meeting to the public.

Mr. John Ahlbrand asked if there were any plans to widen Carr Hill Road. Mr. Ruble stated that when this project goes through the subdivision process, it will be classified as a major subdivision and they will be requested to do roadway improvements.

Mr. Ahlbrand asked if there would be adequate drainage for Possum Creek. Mr. Darnall stated that will be part of the drainage plan that will be presented to the City Engineer's Office.

Mr. Carl Goode asked if a traffic study had been done on Carr Hill Road and on Terrace Lake Road. Mr. Ruble stated he did not have the exact numbers.

Mr. Goode asked if the area were developed to the full potential of lots, how many trips per day that would add to the traffic flow. Mr. Ruble stated that there could possibly be 499 additional trips per day. Mr. Ruble stated that Carr Hill Road and Terrace Lake Road are not reaching

levels that would determine that this would be hazardous. He stated they keep track of accidents and there has not been any that would lead them to believe that the volumes of traffic are approaching the unsafe levels.

Ms. Barb Puckett expressed concern about developing more residential properties in this area and asked if the City Utilities had commented on these subdivisions. Mr. Bergman stated that City Utilities and all other Departments are asked for comments when a new subdivision is requested.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that there has been a series of rezoning requests as development makes its way to the Terrace Lake corridor. He stated that this is consistent with the Comprehensive Plan and would recommend sending a favorable recommendation to the City Council.

Motion: Mr. Haza made a motion to send a favorable recommendation to the City Council. Mr. Crider seconded the motion and it carried with a vote of 9-0.

**RZ-08-06: Freeman Development Corporation Rezoning** – a request by Freeman Development Corporation to rezone a property of 2.55 acres from R-4 (Single Family Residential) to R-6 (Multi Family Residential). The proposed zoning would transition to RM (Multi-family Residential) through the adoption of the proposed Columbus and Bartholomew County Zoning Ordinance. The property is located at 3130, 3150, and 3170 McKinley Avenue in the City of Columbus

Ms. Pannell presented the staff information on this request.

Mr. Clark McCollum with Freeman Development Corporation and Jim Lowery, Architect with Freeman Development represented the petitioner.

Mr. McCollum stated that this was a gradual progression of multi-family units in this area.

Mr. Lowery stated that the application gave a detailed plan of the intentions at this site. He stated he had contacted the Fire Department and City Engineering regarding the project. Mr. Lowery stated that the highest degree of construction would be used on this project. He stated this would be a natural expansion of the existing Prestwick Apartments and will be an asset to the community.

Mr. Fisher opened the meeting to the public.

Mr. Ted Darnell asked what kind of buffer would be installed between his back yard and the apartments. He stated when they built the existing apartments there was an increase in foot traffic and noise in their neighborhood.

Mr. Lowery stated that they were aware of the gaps in the buffer and have tried to correct them. He stated they would be following the new standards of the Zoning Ordinance for the new buffer and are prepared to do whatever is necessary to correct the problem that exists. Mr. Lowery stated they are willing to replace the existing buffer as soon as the weather permits.

Mr. Bergman stated that the new requirements would be a Type B buffer, which is 50% opaque

along the length of that area. This could be a fence or a high-density row of landscaping, and then 50% of the buffer can be smaller plants and shrubs that are not opaque.

Mr. McCollum stated he would like to see 100% opaque buffer between the apartments and the residential area. He stated they would attempt to do that.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated the Comprehensive Plan for multi-family compares the density with some of the characteristics of the area that would be needed to accommodate that density, such as proximity to open spaces, and availability to major traffic routes and bus service for individuals who would require that transportation in accessing convenience goods. He stated there was a lot of multi-family in the area and the site does support this zoning. Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council with the applicant dedicating the appropriate amount of right of way on McKinley Avenue and a 100% opaque fence installed as part of the buffer along the entire west property line.

Ms. DeVore made a motion to send a favorable recommendation to the City Council with the following conditions: (1) Prior to the granting of any development approvals, right-of-way meeting the specification of the Columbus Thoroughfare Plan shall be dedicated along the site's McKinley Avenue frontage, and (2) A 100% opaque fence shall be included as part of the required buffer long the site's entire west property line. Mr. Ruble seconded the motion and it carried with a vote of 9-0.

**PUD-08-01: Columbus Municipal Airport** – a request by the Columbus Board of Aviation Commissioners to rezone a property of approximately 473 acres from B-2 (Community Business), B-4 (Highway Business), I-1 (Restricted Industrial), I-2 (Medium Industrial), I-3 (Heavy Industrial), SU-3 (Public Parks and Recreational Facilities), SU-9 (Hospitals and Sanitariums), SU-11 (Public Buildings and Uses), SU-12 (Airports, Heliports and Landing Fields), SU-15 (Clubs, Private and Public), SU-16 (Institutions of Higher Learning), and SU-17 (Institutional and Philanthropic Uses) to PUD (Planned Unit Development). The property generally consists of the non-aviation land of the Columbus Municipal Airport and is roughly located between Arnold Street on the north, Poshard Drive on the east, Chapa Drive on the south, and River Road on the west in the City of Columbus.

Mr. Weintraut presented the staff information on this request.

Mr. Rod Blasdel, Director of the Columbus Municipal Airport, and Brooke Moore, Consultant with HNTB Corporation, represented the petitioner.

Mr. Blasdel stated they have been working on this project since 2003. He stated that every time they had wanted to make a change or develop a commercial area they would have to come before the Plan Commission and City Council for approval of a different zoning. He stated it was important that a master plan be developed for the correct uses and development of the non-aviation land. Mr. Blasdel stated that much consideration has gone into this plan and to make sure they have the proper zonings for businesses on the airport that are compatible with the neighbors and help the City with economic development.

Ms. Moore stated that they are requesting a preliminary approval of a PUD for the Columbus Airport to rezone approximately 473 acres of non-aviation land. She stated they would request a

favorable recommendation to the City Council.

Ms. Moore stated this Airport PUD District based in large part on the Non-Aviation Land Use Plan completed by Aerofinity and the Land Use Plan adopted as part of the Columbus Comprehensive Plan, including any amendments to said plans. This Airport PUD District is intended to implement the Non-Aviation Land Use Plan, the Land Use Plan, and the community's overall Comprehensive Plan by regulating the use of land, buildings and structures for the purpose of promoting the health, safety and general welfare of the citizens of Columbus.

Ms. Moore stated the purpose of the PUD is to ensure desirability of the Columbus Municipal Airport as a location for aviation and small to medium sized enterprises, including high technology companies, educational institutions, healthcare facilities, offices and other similar uses. She stated that it was important to establish aesthetic values designed to complement and benefit all non-aviation land development.

Ms. Moore stated that the PUD is designed to develop the non-aviation development area with a campus-like business park character, ensure proper, desirable uses and the appropriate development and improvement of each site. She stated the plan would encourage the construction of attractive structures and improvements with the appropriate location of structures upon each site.

Ms. Moore stated that the PUD for the airport would ensure and maintain property setbacks from streets and highways, maintain adequate open spaces necessary to obtain a campus like business park character, and provide for high quality improvements of all non-aviation land.

Ms. Moore stated that the overall intention of the landscaping provisions is creation of continuity through the establishment of a high impact, relatively low maintenance, and large scale-landscaping scheme. She stated that they are proposing a 25 foot, densely vegetated buffer (buffer yard type A: opaque hedge or tree screen) where the proposed PUD directly abuts a residential district.

Mr. Bergman stated that the proposal is to allow the airport to negotiate with the Plan Commission and the City Council a new set of zoning regulations for this particular piece of property. He stated the PUD would give flexibility to allow something to be created beyond what the traditional Zoning Ordinance would allow. Mr. Bergman stated it is a negotiated process and is a multi check process. He stated that the Preliminary PUD and the Concept Plan is the large picture for this area. Mr. Bergman stated that the PUD is a document that addresses the types of uses that would be appropriate at the airport, are the pedestrian connections or People Trails the right connections to make, and has the buffering been adequately addressed.

Mr. Bergman stated after the Concept Plan is reviewed at the meeting it would be referred to the City Council with a recommendation. He stated that the City Council would have an opportunity to have discussions and then vote on the Concept Plan. Mr. Bergman stated that the petitioners would return to Plan Commission with a Final PUD with a much more detailed plan that would address the public's concern.

Ms. Quisenberry asked for clarification of the People Trails and the proper connections at this time of review. She would like to have an understanding what the Parks Department would be committing to at this time. Mr. Bergman stated that anything that is shown on the Concept Plan does not make any commitments on behalf of the Parks Department.

Mr. Fisher opened the meeting to the public.

Mr. Jim Peters expressed concern about the change of the quality of the neighborhood and the decrease in value of the homes. He stated the buffer that is being proposed is not adequate between the airport and the residential area. He stated most of the issues from last year had not been addressed. Mr. Peters expressed concern regarding the size of the buffer.

Mr. Steve Abedian stated he was concerned about the safety of the children in the residential area. He stated it was his opinion that a larger buffer is needed between the airport and the neighborhood. He also expressed concern about the traffic.

Ms. Lou Marr stated she was in favor of the new PUD and stated this has been a long time coming. She stated that the community would benefit from the growth at the Airport.

Mr. Ray Gibson expressed concern regarding the traffic.

Ms. Wilma Compton stated she was concerned about the traffic, additional stoplights and the buffer between the airport and residential area.

Ms. Angie Miller expressed concern about the safety of the People Trails and the neighborhood.

Mr. Kevin Myers stated he was concerned about the safety of the children on the People Trails.

Mr. Ed Miller stated it was his opinion that the proposed buffer should be 100 feet instead of 25 feet.

Mr. Jim Pridgen, member of Airport Board, spoke in favor of the request.

Mr. Terry Johnson expressed concern about traffic and property values.

Mr. (inaudible) expressed concerns about a proposed road coming through the neighborhood and not being able to expand the soccer fields if they need to expand.

Mr. Fisher closed the meeting to the public.

Ms. Quisenberry stated there were some proposals that would affect the Park Board and there had been no previous discussion regarding these items. She stated there were some other items that needed to be addressed and would the Airport be willing to continue this request for thirty days.

Mr. Blasdel asked if there was anything they could do at this meeting to address her concerns.

Ms. Quisenberry stated the People Trails issue would need to be discussed with Laura Garrett and Chuck Wilt, Director and Parks & Recreation Department. People Trails are affected along the buffer, and there are some residual effects to the Parks Department.

Much discussion was held regarding the value of the airport to the community and economic growth in the City of Columbus.

Mr. Wetherald spoke in favor of this request.

Ms. DeVore stated this request does not have to stipulate the size of the buffer zone at this time and would not have to decide the entry and exit of this PUD until a more detailed plan is provided..

Mr. Fisher stated if this was approved at this a meeting; a much more detailed Final PUD would have to come back to the Plan Commission for approval and then a recommendation would be sent to the City Council.

Mr. Hatter stated in the Final PUD the specific issues of this request that would need to be addressed and ready for presentation to the Plan Commission.

Mr. Blasdell stated that they would agree to take out the 25-foot buffer verbiage and agree to meet with the Department of Parks & Recreation to talk about a plan that would be acceptable to them. He stated with that in mind he would ask for a favorable recommendation

Ms. Quiensberry stated in addition she would ask that they let go of delineation of the proposed People Trails segments, because that will be something that will be discussed with the Department of Parks & Recreation Board.

Mr. Bergman stated that the Airport has used the new zoning ordinance, as a guide and that is appropriate as a starting point. He stated the Plan Commission would have the authority to layer things on top of that. He stated that this is the minimum place to start.

Mr. Bergman stated that if the Plan Commission decides to send this forward with a favorable recommendation these items need to be addressed: (1) The eleven technical comments that are outstanding, (2) Every place in the document that refers to the People Trails be replaced with the term pedestrian system or something less specific, (3) On the concept plan a pedestrian route be shown along Poshard Drive where it meets Northbrook to Ray Boll Boulevard, (4) The greenway be shown extending all the way to 400 North and Arnold Street regardless of the present existing streets at these locations, and (5) Any specific reference to the size of the buffer zone be deleted from this Concept Plan.

Motion: Ms Devore made a motion to send a favorable recommendation to the City Council with these conditions: (1) The Final PUD would include the size of the buffer zone that is acceptable and can be discussed with the neighbors, and (2) An agreement with the Department of Park & Recreation that would address their concerns with the Airport Authority, and (3) All technical comment should be corrected as listed in the staff report. Ms. Quisenberry seconded the motion and it carried with a vote of 9-0.

**ANX-08-03: Skaggs Builders / Talley Road** – a request by Skaggs Builders to annex to the City of Columbus a property of 20.16 acres. The property is zoned AG (Agriculture) and is located on the northwest corner of Talley Road and Rocky Ford Road in Columbus Township.

**RZ-08-07: Skaggs Builders / Talley Road** – a request by Skaggs Builders to rezone a property of 20.16 acres from AG (Agriculture) to R-6 (Multi Family Residential). The proposed zoning would transition to RM (Multi-family Residential) through the adoption of the proposed Columbus and Bartholomew County Zoning Ordinance. The property is located on the northwest corner of Talley Road and Rocky Ford Road in Columbus Township.



Ms. Pope presented the staff information on this request.

Mr. Albert Skaggs, President of Skaggs Construction and Development represented the petitioner.

Mr. Skaggs stated it was his opinion that the annexation of this area was the direction the City was going. He stated that Talley Road and Rocky Ford Road would serve the property if the annexation were allowed.

Mr. Fisher asked about annexing the property on the northeast corner of Talley Road and Rocky Ford Road at the same time

Mr. Bergman stated that the Planning Department maintains a list of properties that have annexation waivers. The owners have received water and sewer and therefore agreed to be annexed as the City moved toward them. He stated this has happened twice in the last two years. Mr. Bergman stated in this case the property is across the road and if this property was included, regardless of whether they had signed the waiver or not, it would alter the time line of this annexation request. He stated there are issues in terms of providing city services at this location. He stated that City Utilities are counting on development at this property to bring the necessary services to that location. Mr. Bergman stated that the risk of annexation of that property is that the City would be under obligation to provide them with sewer service, so that if Mr. Skaggs' development took longer than what was expected, the City would have an obligation to bring city services to this location at a great expense to the City. Mr. Bergman stated it was his recommendation to exclude this piece of property from the request.

Mr. Ruble stated that in the internal review process there was discussion about the ability of Talley Road and Rocky Ford Road to handle the additional traffic that would be generated by multi-family at this site. He stated the Engineering Department would like the developer to provide a traffic engineering study on those two roadways to address that issue.

Mr. Ruble stated the drainage issue was addressed in the comments, but given the site and this location and the proximity to Sloan Branch, drainage can be addressed on this site in an acceptable manner.

Mr. Skaggs questioned the timing of the traffic study and how would it be helpful before the site plan is presented with the number of units that they are requesting.

Mr. Bergman stated that now would be the time for the study because the Plan Commission is determining whether multi-family development is appropriate at this location. He stated at the time the site plan is presented would be later and the traffic study request is integral to answering the question of whether the zoning is appropriate.

Mr. Ruble stated a traffic study could be completed making assumptions about the number of units on the site; a rezoning can be done based conditionally upon the number of units on the site. He stated a traffic study would be appropriate at this time before the rezoning request is presented. Mr. Skaggs stated he would agree to this.

Mr. Fisher opened the meeting to the public.

Mr. David Smith expressed concern about the number of apartment units that would be located at this site. He stated that the roads would not be safe with all the additional traffic. Mr. Smith stated he would like the area to remain R-2.

Mr. Mark Dilley stated he was concerned about the density in the area, the traffic, soil conditions and water overflow.

Mr. Jason Nugent asked if they would be voting on the two requests at the same time. Mr. Fisher stated it was too early in the meeting to decide that.

Mr. Fisher asked if City Utilities were available at this site.

Mr. Bergman stated that there is ample supply of water on Rocky Ford Road to serve the proposed site. The developer will have to provide internal distribution lines. He stated that there is currently no City sewer service to this site. He stated the developer would be required to provide internal collection lines and a connection to the collection system, most likely a pumping station. Mr. Bergman stated the developer would not be allowed to increase flows to the overburdened sewers in Eastridge Manor, but would be required to transport that sewage to a gravity receiving line near High Vista Drive. He stated the new developer would be asked to consolidate the new station with an existing station with the development to the west to avoid future proliferation of the pump station.

Mr. Russ Davis expressed concern about the sewage and if it would have to go through Presidential Parks.

Mr. Carl Severs expressed concern about an increase in traffic accidents.

Ms. Faith Curry read a letter from Ms. Pat Wilson expressed concerns about the apartment density and values of single-family residences in the surrounding areas. She also asks if they would be able to review the site plan before it was approved.

Mr. Bergman stated there would not be any public notice of the future site plan once the property is rezoned. This type of review is an administrative function and there is no notice required and no public hearing.

Mr. David Smith asked how many units were being proposed.

Mr. Fisher closed the public hearing.

Mr. Skaggs stated only one-third of this acreage would be suitable for building apartments. He stated what they would be proposing would be a little over 100 units. Mr. Skaggs stated they would be upscale apartments. He stated they would be isolated from Presidential Parks and stated that entrances would be off Talley Road. Mr. Skaggs stated that there will be twelve acres available for green space and if the City wanted to construct a park, they would be willing to donate the land.

Mr. Bergman stated he would recommend a continuance until a traffic study could be done.

Motion: Ms. Quisenberry made a motion to continue ANX-08-03 to the next meeting in May

2008. Mr. Wetherald seconded the motion and it carried with a vote of 9-0.

Motion: Mr. Crider made a motion to continue RZ-08-07 until a traffic study is completed and presented to the City Engineer for review. Mr. King seconded the motion and it carried with a vote of 9-0.

**General Resolution 01, 2008** -a resolution approving amendments to the proposed Columbus and Bartholomew County Zoning Ordinance made by the Columbus City Council.

Mr. Bergman presented the staff information on this request.

Mr. Bergman stated that the zoning ordinance has been returned to the Plan Commission by the City Council after four public hearings on the ordinance and has elected to make eight different changes. This must be approved or disapproved by the Plan Commission members before it is officially adopted by the City of Columbus. If the Plan Commission accepts all the changes that are recommended by the City it Council, it will become the official zoning ordinance for the City and the County. It will become effective April 3, 2008.

Mr. Fisher opened the meeting to the public.

Mr. Fisher stated all Plan Commission members had received a letter from Ray Gibson regarding this request and it will be a permanent part of the record.

Mr. Fisher closed the meeting to the public.

Motion: Mr. Ruble made a motion to approve General Resolution 01, 2008 as presented. Mr. Crider seconded the motion and it carried with a vote of 8-1 with Mr. Haza being the nay vote.

## **DISCUSSION ITEMS**

Discussion of Planning activities and opportunities

Mr. Bergman passed out a list of Planning Opportunities that Plan Commission members could become involved with if they are interested. (Please feel free to reword this, it does not sound very good.)

Discussion of Dan Burden Visit – April 10, 2008.

Mr. Bergman stated that Dan Burden would be here April 10, 2008. He is the Director of Walkable Communities and is the leading authority on bicycle and pedestrian facilities. He will spend the day studying Columbus and prepare a presentation that will be presented at the Learning Center at 6:30. Mr. Bergman stated that some of staff will be walking with Mr. Burden that day and there is a reserved spot for someone from the Plan Commission to go along.

Discussion of Indianapolis Road Area Zoning.

Mr. Bergman stated that the City worked on a project to replace the existing set of zoning maps. He stated the old ones were not correct and the updates were not current. Mr. Bergman stated the system was updated in 2006. He stated that we carried forward something from the old map that was incorrect. Mr. Bergman stated there is an area on Indianapolis Road that is zoned I-2

and it should be R-2. After much research it was discovered that in 1988 when the City assumed jurisdiction over this area it was zoned R-2. Mr. Bergman stated that staff is asking for permission to initiate a rezoning back to R-2. The Plan Commission agreed this should be done and asked Mr. Bergman to proceed.

Mr. Bergman stated he would arrange a meeting with Keith Reeves at City Utilities to speak to the Plan Commission at the May 2, 2008 meeting regarding city services.

**DIRECTOR'S REPORT**

**LIASION REPORT**

**ADJOURNMENT: 9:00 P.M.**

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**David L. Fisher, President**

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**Steven T. Ruble, Secretary**